PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
LAURA HEIGHTS ESTATES HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The undersigned, being the Managing Agent for Diamond Association Management and Consulting, the property manager for Laura Heights Estates Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Laura Heights Estates

2. Name of Association: Laura Heights Estates Homeowners' Association, Inc.

3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Volume	Page
Plat – Laura Heights Estates - Unit 1	9572	51
Plat – Laura Heights Estates Unit 2	9589	5
Plat – Laura Heights Estates Unit 3	9617	139-140
Amending Plat – Laura Heights Estates Unit 3	9620	100
Plat – Laura Heights Estates Unit 4	9623	122-123
Plat – Laura Heights Estates Unit 5	9602	161
Plat – Laura Heights Estates Unit 6	9535	137-139
Plat – Laura Heights Subdivision, Unit-7	6961	57
Plat – Hunter Estates	9644	94-95
Plat – Ivy Estates	9652	31-34
Plat – Laura Heights Estates Commercial No. 1	9593	153
Plat – Laura Heights Estates Commercial No. 2	9593	157

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates	20060235681	12419	2095
Supplement to Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates Subdivision	20080123964	13538	1840

Correction Supplement to Declaration of Covenants, Conditions and Restrictions for Laura Heights Subdivision	20080170577	13626	1109
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates (Unit 2)	20100174076	14659	143
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates (Unit 3)	20100174077	14659	145
Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates (Unit 3) (corrects Document recorded in Volume 14659, Page 145)	20100203701	14725	583
Supplementary Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates Subdivision, Annexing Laura Heights Estates Unit 5, Laura Heights Estate Unit 6, and Hunter Estates	20110215144	15250	1124
Supplementary Declaration of Covenants, Conditions and Restrictions for Laura Heights Estates Annexing Ivy Estates	20120178281	15692	550
Third Amendment of Declaration of Restrictive Covenants for Laura Heights Estates	20130243541	16451	1658
Non-Annexation Agreement	20130243542	16451	1662
Articles and Bylaws	**Document Number**	**Volume**	**Page**
Notice of Dedicatory Instruments for Laura Heights Estates Subdivision with: Certificate of Formation, Bylaws	20070034686	12690	1461
Affidavit in Compliance with Tex. Prop. Code § 202.006 with First Amendment to the Bylaws of Laura Heights Estates Homeowners' Association, Inc.	20140169625	16894	1105
Affidavit in Compliance with Tex. Prop. Code § 202.006 with Second Amendment to the Bylaws of Laura Heights Estates Homeowners' Association, Inc.	20140218017	17012	559
Laura Heights Homeowners Association, Inc. Ratification of Amendment to the Bylaws	20190021018		
Policies, Rules, Resolutions, and Guidelines	**Document Number**	**Volume**	**Page**
Resolution of the Board of Directors of Laura Heights Estates Homeowners Association, Inc. Regarding Payment Plan Guidelines	20110148218	15099	827
Resolution of the Board of Directors of Laura Heights Estates Homeowners Association, Inc. Regarding Records Production and Copying Policy	20110148223	15099	838
Resolution of the Board of Directors of Laura Heights Estates Homeowners Association, Inc. Regarding Records Retention Policy	20110148245	15099	934

Affidavit in Compliance with Tex. Prop. Code § 202.006 with Resolution Laura Heights Estates Homeowners' Association, Inc. Statement of Fine Policy	20140218622	17014	317
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: The Laura Heights Estates Homeowners Association Architectural Control Committee Guidelines	20150080936	17226	1
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Laura Heights Estates Homeowners' Association, Inc., Combined Fine, Maintenance and Generators Policies	20150247623	17621	1655
Rules and Regulations of Laura Heights Homeowners Association, Inc., Concerning the Parking and Towing of Vehicles Within the Subdivision	20160121322	17934	198
Resolution of the Board of Directors of The Laura Heights Homeowners Association, Inc. Establishing a Collection Policy	20160174488	18070	1481
Affidavit in Compliance with Tex. Prop. Code § 202.006 with attached: Laura Heights Estates Homeowners' Association, Inc. Resolution Adopting Policies: Collection and Payment Plan Policy; Board Hearing Policy; Religious Display Policy; Security Measures Policy; Swimming Pool Enclosures Policy; and Association Contracts and Solicitation of Bids Policy	20210304579		

5. Association Fees Relating to Property Transfer:

Resale Certificate Fee	$175.00
Transfer Fee Due at Time of Closing	$175.00
Capital Reserve Fee	$200.00 ($100.00 paid by Seller, $100.00 paid by Buyer)

6. Mailing Address for the Association:

Laura Heights Estates Homeowners' Association, Inc.
14603 Huebner Road, Building 40
San Antonio, Texas 78230

7. Association Management or Representative and Contact Information:

Diamond Association Management and Consulting
14603 Huebner Road, Building 40
San Antonio, Texas 78230
210-561-0606 Phone
210-690-1125 Fax
manager@dametx.com

8. Association Website:
www.lauraheightsestates.com

Executed on this 11 day of November, 2021.

LAURA HEIGHTS ESTATES HOMEOWNERS' ASSOCIATION, INC.

By: _____
RODNEY HERRERA, Managing Agent
Diamond Association Management
And Consulting

STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 10 day of November 2021, personally appeared RODNEY HERRERA, Managing Agent of Diamond Association Management and Consulting being the Property Manager for LAURA HEIGHTS ESTATES HOMEOWNERS' ASSOCIATION, INC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

_____
Notary Public, State of Texas

NOTARY PUBLIC
Yvonne Lopez
Exp. 07/15/2025
ID No. 7089429
STATE OF TEXAS

AFTER RECORDING, RETURN TO:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:	20210315989
Recorded Date:	November 12, 2021
Recorded Time:	7:47 AM
Total Pages:	5
Total Fees:	$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/12/2021 7:47 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk